



Atlas 14 – Commercial Redevelopment Exception

Floodplain Regulations Update

What floodplain rules did we update?

What floodplain rules do we recommend updating now?

What floodplain rules did we update?

Most significant update to our floodplain rules in their 36-year history

Goal of updated rules: Protect our residents from flooding based on a better understanding of flood risk with new rainfall information

Updated four basic elements of rules

- Floodplain definitions
- Residential redevelopment exception
- Colorado River exception
- Freeboard

Result of Collaborative Code Revision Process

Contacted more than 2,700 people at 110 different meetings

City Council approved the new rules on November 14, 2019

Staff pledged to develop draft rules regarding commercial redevelopment

What floodplain rules do we recommend updating now?

Commercial Redevelopment exception

Commercial Redevelopment exception

Goal: Create an administrative approval process for commercial redevelopment that decreases flood risk compared to the existing condition

Considerations: Building use; square footage; occupant load; parking flood risk

Process to approval

- Codes and Ordinances Joint Committee
- Planning Commission
 - Request permission to initiate Code revision
- Environmental Commission
- Building and Fire Code Board of Appeals
- Zoning and Platting Commission
- Codes and Ordinances Joint Committee
- Planning Commission
- City Council

An aerial photograph showing a residential neighborhood completely inundated with brown floodwater. In the foreground, a river flows rapidly over a rocky bed, creating white foam. The houses in the background are surrounded by water, with some trees and utility poles visible above the surface. The text 'Atlas 14 – Commercial Redevelopment Exception' is overlaid in the center in a bold, yellow font, enclosed in white brackets.

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